142.0	0001	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,257,600 /	1,257,600
					USE VALUE:	1,257,600 /	1,257,600
					ASSESSED:	1,257,600 /	1,257,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
218		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENINGER PAUL R/ELIZABETH S
Owner 2:	
Owner 3:	
Street 1:	218 GRAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NORTHSOUTH DEVELOPMENT -
Owner 2:	-
Street 1:	60 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,845 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2006, having primarily Vinyl Exterior and 2968 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6845.000	756,800	500	500,300	1,257,600
Total Card	0.157	756,800	500	500,300	1,257,600
Total Parcel	0.157	756,800	500	500,300	1,257,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.72 | /Parcel: 423.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 91144

GIS Ref

GIS Ref

Insp Date 11/04/08

PREVIOUS ASSESSMENT

Parcel ID 142.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	756,800	500	6,845.	500,300	1,257,600	1,257,600	Year End Roll	12/18/2019
2019	101	FV	584,800	500	6,845.	469,000	1,054,300	1,054,300	Year End Roll	1/3/2019
2018	101	FV	584,800	500	6,845.	387,700	973,000	973,000	Year End Roll	12/20/2017
2017	101	FV	584,800	500	6,845.	356,400	941,700	941,700	Year End Roll	1/3/2017
2016	101	FV	584,800	500	6,845.	325,200	910,500	910,500	Year End	1/4/2016
2015	101	FV	572,500	500	6,845.	318,900	891,900	891,900	Year End Roll	12/11/2014
2014	101	FV	572,500	500	6,845.	296,400	869,400	869,400	Year End Roll	12/16/2013
2013	101	FV	572,500	500	6,845.	282,000	855,000	855,000		12/13/2012

!10943!

PRINT

Date	Time
12/11/20	01:10:39

LAST REV

Date	Time
01/25/18	18:43:24

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10943

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORTHSOUTH DEVE	47964-200		8/21/2006		898,500	No	No		
GIUNTA PIERRE A	43162-203		6/29/2004	Change>Sale	900,000	No	No		
	12264-673		8/11/1972		41,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2017	575	Porch	5,090	C				
1/10/2005	33	New Buil	185,000			G7	GR FY07	
9/27/2004	919	Demoliti	4,000		6/16/2005			DEMO OF EXISTING H

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2010	Info Office	BR	B Rossignol
11/4/2008	Meas/Inspect	345	PATRIOT
12/19/2006	MLS	MM	Mary M
4/10/2006	Inspected	BR	B Rossignol
9/8/2005	Permit Visit	BR	B Rossignol
6/16/2005	Permit Visit	BR	B Rossignol
4/19/2005	Permit Visit	BR	B Rossignol
11/18/1999	Meas/Inspect	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	91144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6845		Sq. Ft.	Site		0	80.	0.91	9									500,282						500,300	

Total AC/HA:	0.15714	Total SF/SM:	6845	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	500,282	Spl Credit		Total:	500,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00377357
Const Adj.:	1.00989902
Adj $ / SQ:	126.714
Other Features:	126284
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	766019
Depreciation:	9192
Depreciated Total:	756827

COMMENTS

subdivision 3 lots, 59&61Scituate & 218 Gray.
PDAS SHOWER/SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

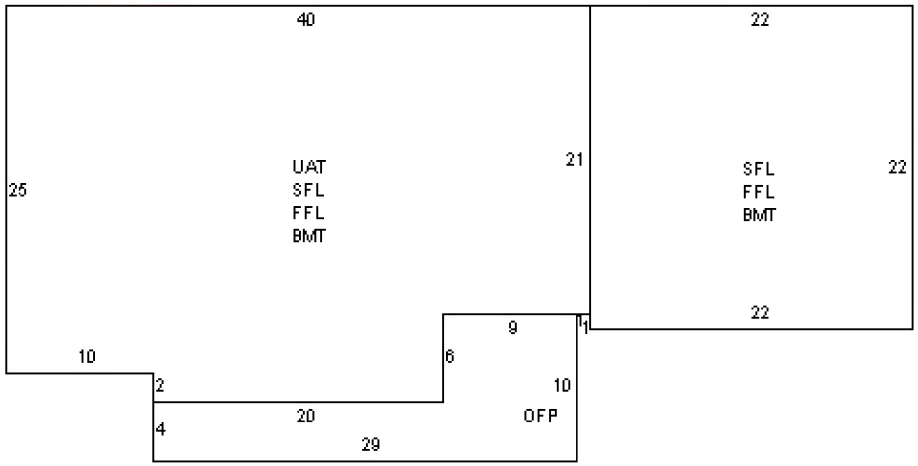
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	168.53
Special Features:	0	Val/Su Net:	155.34
Final Total:	756800	Val/Su SzAd	254.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,484	38.010	56,413
FFL	First Floor	1,484	126.710	188,043
SFL	Second Floor	1,484	126.710	188,043
UAT	Upper Attic	250	50.690	12,671
OFP	Open Porch	170	26.470	4,499

Net Sketched Area: 4,872 | Total: 449,669

Size Ad 2968 | Gross Are 5622 | FinArea 2968

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

142.0-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	2006	6.00	T	10.4	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500